

*Land Only  
B Buildings*

*44-287  
# 00944*

**TRANSFER  
TAX  
PAID**

13 Water Street, Waterville

SHORT FORM QUITCLAIM DEED WITH COVENANT

**032765**

**CONIFER INDUSTRIES, INC.**, a Maine corporation with a place of business in New Gloucester, Maine, FOR CONSIDERATION PAID, grants to **THE THURSTON FAMILY LIMITED PARTNERSHIP**, a Maine limited partnership, with a mailing address of P.O. Box 500, New Gloucester, ME 04260, with QUITCLAIM COVENANT certain real property (excluding the fee in any buildings currently existing or to be constructed on the premises), located at Waterville, Kennebec County and State of Maine, more particularly bounded and described on Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor herein by deed from Amedee M. Bolduc et al dated November 14, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2633, Page 331.

This conveyance is made subject to a Mortgage from Conifer Industries, Inc. to Greenwich Capital Financial Products, Inc. dated August 7, 1995 and recorded August 11, 1995 in Book 4949, Page 145; assigned from Greenwich Capital Financial Products, Inc. to Southern Pacific Thrift and Loan Associated by instrument dated November 30, 1995 and recorded on December 27, 1995 in Book 5041, Page 247; re-assigned from Southern Pacific Thrift and Loan Association to Franchise Mortgage Acceptance Company LLC by instrument dated December 29, 1995 and recorded February 7, 1996 in Book 5064, Page 318; re-assigned from Franchise Mortgage Acceptance Company LLC to Franchisee Loan Receivables Trust 1995-B by instrument dated December 29, 1995 and recorded on February 7, 1996 in Book 5064, Page 322; re-assigned from Franchisee Loan Receivables Trust 1995-B to Norwest Bank Minnesota, National Association by instrument dated December 29, 1995 and recorded February 7, 1996 in Book 5064, Page 326. By acceptance of this deed, the Grantee herein assumes and agrees to pay said mortgage.

IN WITNESS WHEREOF, Conifer Industries, Inc. has caused this instrument to be executed by Frederick R. Thurston, its ~~President~~, thereunto duly authorized, this 12 day of December, 1996.

*Treasurer*

WITNESS:



CONIFER INDUSTRIES, INC.

By: 

Frederick R. Thurston

Its President *Treasurer*

State of Maine

County of Cumberland, ss.

December 12, 1996

PERSONALLY APPEARED the above-named Frederick R. Thurston, <sup>Treasurer</sup> ~~President~~ of Conifer Industries, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

~~Attorney-at-Law/Notary Public~~Print Name: *Karen L Pelletier**Comm Exp 11-22-97*

Conifer-Deed#4



## EXHIBIT A

A certain lot or parcel of land,  
situated in Waterville, Kennebec County, State of Maine, bounded  
and described as follows:

Beginning at a granite monument at the intersection of the westerly line of Water Street with the southerly line of Kennebec Street; thence S 63° 19' W., (Magnetic Bearing as of 1910) along the westerly line of Water Street one hundred sixty-three and nine tenths (163.9) feet to an iron rod driven into the ground in the northeasterly corner of a lot now or formerly belonging to Philias Busque et al; thence N. 26° 41' W along the northerly line of the Busque lot one hundred fifty-five (155) feet to an iron pin driven into the ground in the easterly line of Green Street; thence N 63° 53' E along the easterly line of Green Street sixty-five and four tenths (65.4) feet to a granite monument set in the intersection of the easterly line of Green Street with the southerly line of Kennebec Street; thence S 59° 18' E along the southerly line of Kennebec Street one hundred eighty-three and three tenths (183.3) feet to the point of beginning.

RECEIVED KENNEBEC SS.

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ATTEST: *James C. B. Brown*  
REGISTER OF DEEDS